

## CHAPTER 38

# NATURAL HAZARDS OVERLAY DISTRICTS

- 38-1 Purpose and Intent
  - 38-2 Potential Hazards
    - A. Surface-fault Ruptures
    - B. Landslide/Tectonic Subsidence
    - C. Rock Fall
    - D. Debris Flows
    - E. Liquefaction Areas
    - F. Flood
    - G. Other Hazardous Areas
  - 38-3 Supplementary Hazard Definitions
  - 38-4 Studies and Reports Required
  - 38-5 Disclosure Required for Natural Hazard Report
  - 38-6 Exemptions From Filing Natural Hazard Report
  - 38-7 Costs to be Responsibility of the Developer/Applicant
  - 38-8 Change of Use
  - 38-9 Variances
  - 38-10 Disputes - Boundaries or mapped hazard(s)
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### 38-1 Purpose and Intent.

The purpose and intent of this chapter is to coordinate the application of natural hazards guidelines and standards, in order to protect the health, welfare and safety of the citizens of Weber County, and to minimize potential effects of natural and man-made hazards by identifying known hazardous areas. This portion of the Ordinance specifies the areas for which an environmental analysis shall be performed prior to development, the content of the analysis and the procedure by which development applications requiring the analysis are reviewed and processed.

**Weber County recognizes individual property rights and shall make every effort to balance the right of the individual property owner with the health, welfare, safety and the common good of the general public.**

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### 38-2 Potential Hazards.

#### A. **Surface-Fault Ruptures**

Surface faulting has been identified as a potential hazard in Weber County. Maps have been produced delineating the known area where a hazard may exist from surface fault ruptures. Broad subsidence of the valleys accompanying surface faulting may affect areas several miles away from the fault. These effects are not considered here, but are covered below in Subsection B.

Studies along the Wasatch fault have indicated that during a “characteristic” earthquake which produces surface faulting, offsets of six (6) feet or more may occur on the main trace of the fault zone. This offset will result in formation of a near-vertical scarp, generally in unconsolidated surficial deposits, that begins to ravel and erode back to the material’s angle of repose (33-35 degrees) soon after formation. Antithetic faults west of the main trace may also form, generally exhibiting a lesser amount of offset, but sometimes as much as several feet. The zone between

these two faults may be complexly faulted and tilted with offset along minor faults of several inches or more.

Based upon this data, it is difficult, both technically and economically, to design a structure to withstand six (6) feet or more of offset through its foundation. Thus, avoidance of the main traces of the fault is the principal risk reduction technique that can be reasonably taken.

No critical facility or structure for human occupancy shall be built astride an active fault. In some areas adjacent to the main trace but still within the zone of deformation, avoidance may not be necessary. Less damaging (smaller) offsets of less than 4 inches, and tilting may occur and structural measures may be taken to reduce casualties and damage. However, structural damage may still be great, and buildings in the zone of deformation may not be safe for occupants following a large earthquake.

Due to the scale used to map these zones, there is not enough detail to delineate all fault traces and zones of deformation at a particular location, therefore, site specific plans and studies shall be required for development in or adjacent to the delineated areas.

Upon submittal, review and Planning Commission approval of site specific plans and studies with recommendations, produced by a qualified engineering geologist, setbacks shall be a minimum of 50 feet from an active fault trace. A reduction in the setback will be considered if the report presents evidence to justify a reduction acceptable to the Planning Commission.

## **B. Landslide/Tectonic Subsidence**

### **1. Landslide:**

Landslides, historically, have been one of the most damaging geologic processes occurring in Weber County. Most active landslides, and most older slides, have been mapped and are shown on the Sensitive Lands Overlay District maps. These designations serve as an indication of unstable ground. The maps designate areas of landslides and slopes which are potentially unstable under static (non-earthquake) conditions, and are especially vulnerable under conditions of high to abnormally high precipitation. Landslides can damage structures, roads, railroads and power lines. Furthermore, landslides may rupture canals, aqueducts, sewers and water mains, all of which can add water to the slide plane and promote further movement. Flooding may also be caused.

Many methods have been developed for reducing landslide hazards. Proper planning and avoidance is the least expensive measure, if landslide-prone areas are identified early in the planning and development process. Care in site grading with proper compaction of fills and engineering of cut slopes is a necessary follow-up to good land use planning. Where avoidance is not feasible, various engineering techniques are available to stabilize slopes, including de-watering (draining), retaining structures, piles, bridging, weighting or buttressing slopes with compacted earth fills and drainage diversion. Since every landslide and unstable slope has differing characteristics, any development proposed within a designated landslide hazard area, as delineated on the Sensitive Lands Overlay District maps, shall require the submittal, review and approval by the Planning Commission, of specific site studies, including grading plans, cut/fill, and plans produced by a qualified engineering geologist and a Utah licensed Geotechnical Engineer. The site specific study shall address slope stability (including natural or proposed cut slopes), evaluate slope-failure potential, effects of development and recommendations for mitigative measures. Slope stability analysis shall include potential for movement under static, development-induced and earthquake-induced conditions as well as likely ground water conditions.

**2. Tectonic Subsidence**

Tectonic subsidence, also called seismic tilting, is the warping, lowering and tilting of a valley floor that accompanies surface-faulting earthquakes on normal (dip slip) faults such as the Wasatch fault zone. Inundation along the shores of lakes and reservoirs and the ponding of water in areas with a shallow water table may be caused by tectonic subsidence. Certain structures which require gentle gradients or horizontal floors, particularly wastewater treatment facilities and sewer lines may be adversely affected.

Because subsidence may occur over large areas (tens of square miles), it is generally not practical to avoid the use of potentially affected land except in narrow areas of hazard due to lake shoreline flooding. For gravity-flow structures such as wastewater treatment facilities that are within areas of possible subsidence, it is advisable to consider the tolerance of such structures to slight changes in gradient. Some structures may have to be leveled after a large-magnitude earthquake. Critical facilities which contain dangerous substances should have safety features to protect the structure, its occupants and the environment from both tilting and flooding.

Flooding problems along lakes from tectonic subsidence shall be reduced using standard techniques such as raising structures above expected flood levels and dikes can be built. Development adjacent to lakes or reservoirs shall be prohibited within 3 feet of elevation above projected lake levels to protect against natural rises from wet periods, storm waves and earthquake induced seiching, as well as hazards associated with tectonic subsidence.

Rises in the water table accompanying tectonic subsidence may cause water to pond, flood basements and disrupt buried facilities in areas of shallow ground water adjacent to the fault on the down dropped side.

The principal application of the identified tectonic subsidence areas is to make the public aware of the hazard and to indicate those areas where further study may be necessary. Site specific Tectonic Subsidence Studies are recommended only for critical facilities in areas of potential lake-margin and ponded shallow ground water flooding. However, certain vulnerable facilities such as high cost wastewater treatment plants and hazardous waste facilities should also consider potential tilting.

**C. Rock Fall**

Rock falls are a naturally occurring erosional process in mountain areas in Weber County. As development advances higher onto the bench areas and into the canyons the risk from falling rocks becomes greater. A primary mechanism responsible for triggering rock falls is water in outcrop discontinuities. Rock falls present a hazard because of the potential damage a large rock mass, traveling at a relatively high velocity, could cause to structures and personal safety. Buildings shall be located so that structures are not positioned in an area susceptible to rock falls. When new developments cannot be designed around a rock fall path, and hazard reduction measures must be considered, a site specific plan and hazard study, with recommendations for mitigation, shall be produced by a qualified engineering geologist, submitted for review and approval by the Planning Commission. Mitigation may require design by a Utah licensed geotechnical engineer, and may include rock stabilization techniques such as bolting, cable lashing, burying, and grouting discontinuities, removal or break-up of potential rock clasts, as well as deflection berms, slope benches, and rock catch fences to stop or at least slow down falling rocks. Strengthening a structure to withstand impact is an example of modifying what is at risk. Mitigation problems can arise when rock source areas are located on land not owned by the developer.

In areas where the rock fall hazard is present but very low, disclosures of potential hazards to land owners and residents with an acknowledgment of risk and willingness to accept liability may be an acceptable alternative to avoidance or mitigation for single family residences.

**D. Debris Flows**

Debris flows are mixtures of water, rock, soil and organic material (70-90 % solids by weight) that form a muddy slurry much like wet concrete and flow down slope, commonly in surges or pulses, due to gravity. They generally remain confined to stream channels in mountainous areas, but may reach and deposit debris over large areas on alluvial fans at and beyond canyon mouths.

The Weber County Debris Flow Hazard Maps were constructed from the boundaries of active alluvial fans and areas with slopes steeper than 30 percent. Any proposed development in areas identified as debris flow hazard areas shall be evaluated prior to approval of the proposed development.

1. A study shall be prepared by an Engineering Geologist for any development proposed in or adjacent to a Debris Flow Hazard area and shall include:
  - a. An analysis of the past history of debris flow at the site based on subsurface exploration to determine the nature and thickness of debris flow and related alluvial fan deposits.
  - b. An analysis of the drainage basin's potential to produce debris flows based on the presence of debris slides and colluvium-filled slope concavities, and an estimate of the largest probable volumes likely to be produced during a single event.
  - c. An analysis of the stream channel to determine if the channel will supply additional debris, impede flow, or contain debris flows in the area of the proposed development.
  - d. An analysis of man-made structures upstream that may divert or deflect debris flows.
  - e. Recommendations concerning any channel improvements, flow modifications and catchment structures, direct protection structures or flood proofing measures, if necessary, in order to protect the development.
  - f. Upon approval of the County Engineer, the report shall be presented to the Planning Commission along with review comments for recommendation of approval by the County Commission.

**E. Liquefaction Areas**

Earthquake ground shaking causes a variety of phenomena which can damage structures and threaten lives. One of these is termed soil liquefaction. Ground shaking tends to increase the pressure in the pore water between soil grains, which decreases the stresses between the grains. The loss of intergranular stress can cause the strength of some soils to decrease nearly to zero. When this occurs, the soil behaves like a liquid. When liquefaction occurs, foundations may crack, buildings may tip, buoyant buried structures such as septic tanks and storage tanks may rise, and even gentle slopes may fail as liquefied soils and overlying materials move down slope.

Areas of potential liquefaction have been delineated and the following regulations and mitigation measures have been adopted in order to reduce the hazard and consequences. Areas of moderate to high liquefaction potential need not be avoided. Structural measures and site modification techniques are available to reduce hazards.

1. A site specific liquefaction study shall be required to be prepared, and shall be prepared by an engineering geologist and/or a Utah licensed geotechnical engineer.
  - a. Standard soil foundation study, for the proposed development, shall include liquefaction potential evaluation based upon depth to groundwater, soil types and ground failure hazard.
  - b. If liquefiable soils are present, standard penetration tests and/or cone penetration tests shall be required to determine critical accelerations needed to induce liquefaction.
  - c. Report shall include accurate maps of the area showing any proposed development, the location of bore holes and/or test pits, the site geology, and location and depths of any liquefiable soils noted, along with the probability of critical accelerations needed to induce liquefaction in these soils being exceeded for appropriate time periods.
  - d. The report shall include recommendations for hazard reduction techniques.
  - e. The County Engineer shall concur with the scope of the report, techniques and methodology to be used in the preparation of the report and shall have input as to the specific types of information to be included in the report.
  - f. Upon approval of the County Engineer, the report shall be presented to the Planning Commission along with review comments for recommendation of approval by the County Commission.

**F. Flood (See also Chapter 33, Flood Plain Overlay Zone FP-1)**

1. The flood plain standards are written to minimize the loss of life and property when floods do occur, not to ban development outright from the flood plain. The Federal Emergency Management Agency (FEMA) has produced official flood plain maps, depicting areas of potential stream flooding for major drainages in Weber County. FEMA recommends that no new development be permitted in the 100 year flood plain unless:
  - a. Detailed Engineering studies, prepared by a Utah-licensed engineer, show that the proposed development will not increase the flood hazard to other property in the area. Recommendations shall be made for flood proofing or other mitigation techniques for development within flood hazard areas. (Site investigations for proposed development in lake-flooding areas near Great Salt Lake need only indicate the site elevation. Development proposals in areas with elevations less than 4,218 feet will be reviewed with respect to lake-flooding potential and compatibility of proposed use)
  - b. The proposed development is elevated above the 100-year flood base elevation.
  - c. For federally-insured loans, flood insurance is purchased from a company participating with the Federal Insurance Administration or a like private carrier.
  - d. Upon approval of the County Engineer, the report shall be presented to the Planning Commission along with review comments for recommendation of approval by the County Commission.

2. Alluvial fan flooding, which is not mapped under the FEMA program, may be a hazard on all active alluvial fans designated on the debris flow hazard maps. The hazard from such flooding shall be addressed and appropriate hazard reduction measures taken. 2001-16
3. Sheet flow. Certain areas of the Ogden Valley have been identified and mapped as areas of sheet flow flooding. The hazard from such flooding shall be addressed and appropriate hazard reduction measures taken. 2001-16

**G. Other Hazardous Areas**

As in many counties in the Western United States, development in Weber County is constrained by the presence of natural and man-made hazards. These hazards include avalanche, slope movement, soils categorized as having severe building limitations and slopes exceeding thirty percent (30%).

Not all hazardous sites and conditions have been identified in Weber County; however, development on those identified sites shall be permitted when projects are studied and designed by a qualified engineering geologist and a Utah Licenced civil engineer, architect and/or an engineering geologist and certified to withstand the potential hazard for which it is designed, and that the site is buildable and that the site is safe. This allows development on hazardous sites with the full acknowledgment of the property owner. The use of hazardous sites for open space is encouraged.

**38-3 Supplementary Hazards Definitions.**

As used in this chapter, to supplement the Chapter 1 Definitions section, the following definitions shall apply:

- Active Fault.** A fault displaying evidence of greater than four inches of displacement along one or more of its traces during Holocene time (about eleven thousand years ago to the present).
- Area of Deformation.** The zone along a fault in which natural soil and rock materials are disturbed as a result of movement along the fault. (also Zone of Deformation)
- Critical Acceleration.** The minimum amount of ground acceleration during seismically induced ground movement required to induce liquefaction or other forms of ground disruption.
- Critical Facilities.**
1. Lifelines such as major communication, utility and transportation facilities and their connection to emergency facilities, or
  2. Essential facilities, such as:
    - a. Hospitals and other medical facilities having surgery and emergency treatment areas,
    - b. Fire and police stations,
    - c. Tanks or other structures containing housing or supporting water or other fire-suppression materials or equipment required for the protection of essential or hazardous facilities, or special occupancy structures,
    - d. Emergency vehicle shelters and garages,
    - e. Structures and equipment in emergency-preparedness centers,
    - f. Standby power generating equipment for essential facilities,

- g. Structures and equipment in government communication centers and other facilities required for emergency response; or
- 3. Hazardous facilities such as structures housing, supporting or containing sufficient quantities of toxic or explosive substances to be dangerous to the safety of the general public if released; or
- 4. Special occupancy structures, such as:
  - a. Covered structures whose primary occupancy is public assembly (capacity greater than three hundred persons),
  - b. Buildings for schools through secondary or day care centers (capacity greater than fifty students),
  - c. Buildings for colleges or adult education schools (capacity greater than fifty students),
  - d. Medical facilities with fifty or more resident incapacitated patients, but not included above,
  - e. Jails and detention facilities,
  - f. All structures with occupancy greater than five thousand persons,
  - g. Structures and equipment in power-generating stations and other public utility facilities not included above, and required for continued operation.
  - h. Unique or large structures whose failure might be catastrophic, such as dams holding over ten (10) acre feet of water.

**Debris Flow.** A mass of rock fragments, soil, and mud which, when wet, moves in a flow-like fashion. Debris flows will follow a confined channel, but may alter course if present on an alluvial/debris fan surface.

**Engineering Geologist.** A Geologist who, through education, training and experience, is able to assure that geologic factors affecting engineering works are recognized, adequately interpreted and presented for use in engineering practice and for the protection of the public. This person shall have at least a four-year degree in geology, engineering geology, or a related field from an accredited university and at least three full years of experience in a responsible position in the field of engineering geology.

**Engineering Geology.** The application of geological data and principles to engineering problems dealing with naturally occurring rock and soil for the purposes of assuring that geological factors are recognized and adequately interpreted in engineering practice.

**Fault.** A fracture in the earth's crust forming a boundary between rock and soil masses that have moved relative to each other (see Active Fault).

**Fault Scarp.** A steep slope or cliff formed directly by movement along a fault.

**Fault Trace.** The intersection of a fault plane with the ground surface.

**Fault Zone.** A corridor of variable width along one or more fault traces.

**Landslide.** A general term for the downslope movement of a mass of soil, surficial deposits or bedrock.

**Liquefaction.** A process by which certain water-saturated soils lose bearing strength because of ground shaking and increase of ground-water pore pressure.

<b>Natural Hazard.</b>	Avalanche, liquefaction, surface fault rupture, rock fall, debris flow, flood, tectonic subsidence and/or landslide.
<b>Natural Hazard Maps.</b>	The overlay maps, which delineate hazards, such as avalanche, liquefaction, surface fault rupture, rock fall and/or landslide areas.
<b>Rock Fall.</b>	The gravity-induced drop of a newly detached segment of bedrock or perched rock of any size from a cliff or steep slope.
<b>Structure Designed for Human Occupancy.</b>	Any residential dwelling or any other structure used or intended for supporting or sheltering any use or occupancy which is expected to have occupancy rate of more than two thousand person-hours per year.

**38-4 Studies and Reports Required.**

- A. Requirement for report.** Any applicant requesting development on a parcel of land within a natural hazards study area, as shown on the natural hazards maps, shall submit to the Planning Commission six (6) copies of Site-specific Natural Hazard Studies and Reports, where required for such development according to the following chart.
- i. The natural hazards report and studies shall be prepared by an engineering geologist. In the case of a snow avalanche hazard, the report shall be prepared by an experienced avalanche expert. The report shall be signed by the preparer and shall also include the qualifications of the preparer.
  - ii. The report shall be site-specific and identify all known or suspected potential natural hazards originating on-site or off-site affecting the particular property.
  - iii. The report shall include a detailed site map (scale: one inch equals two hundred feet or larger), showing the location of the hazard(s) with delineation of the recommended setback distances from hazard(s) and the recommended location for structures.
  - iv. The report shall address the potential effects of the hazard(s) on the proposed development and occupants thereof in terms of risk and potential damage.
  - v. The report shall contain recommendations for avoidance or mitigation of the effects of the hazard(s) consistent with the purposes set forth in Section 38-1 of this Chapter. The evidence on which recommendations and conclusions are based shall be clearly stated in the report. Trench logs (scale: one inch equals five feet or larger), aerial photographs, references with citations, and other supporting information as applicable, shall also be included in the report.

**Natural Hazards Maps Special Study Area Requirements**

Is a Site-specific Natural Hazards Report Required Prior to Approval?

<b>LAND USE (Type of Facility)</b>	<b>LIQUEFACTION POTENTIAL High/Moderate</b>	<b>LANDSLIDE/ ROCK FALL/ DEBRIS FLOW Special Study Area</b>	<b>SURFACE FAULT RUPTURE Special Study Area</b>
<b>Critical facilities</b>	YES	YES	YES
<b>Industrial or Commercial &gt;2stories/&gt;5,000 sq ft</b>	YES	YES	YES

<b>Multifamily (4 or more units) and all other Industrial or Commercial</b>	YES	YES	YES
<b>Residential Subdivisions</b>	NO**	YES	YES
<b>Residential, single lots/Multifamily (less than 4 units/acre)</b>	NO**	YES	YES

\*\* Although no special study is required, disclosure is required as described in Section 38-7.

**B. Review of Report.** In order to fulfill the purposes of this chapter, the Planning Commission (for Conditional Uses, Site Plan Review, Design Review and Subdivisions) shall review any proposed development which requires preparation of a natural hazards report under this chapter to determine the possible risks to the safety of persons or property from natural hazards.

- i. Prior to consideration by the Planning Commission of any such development, the Planning Director shall submit the report to the Utah Geological and Mineral Survey, the U.S. Forest Service, and/or any other experts for review and recommendation. Any cost for the review shall be paid by the applicant prior to any Planning Commission action.
- ii. Whenever the Planning Commission determines that an area is subject to natural hazards which present an unreasonable risk to the safety of persons or property, including public streets, such area shall not be approved for development unless the applicant can demonstrate that such a risk can be reduced to a reasonable and acceptable level in a manner which has a minimum effect on the natural environment.
- iii. The Planning Commission may set requirements necessary to reduce the risks from natural hazards as a condition to the approval of any development which requires preparation of a natural hazards report.

**C. Active Fault Consideration.** No critical facility (excluding transportation lines or utilities which by their nature may cross active faults) or structures designed for human occupancy shall be built astride an active fault. If a fault is discovered in the excavation for such a structure, a special study and report, as described in Section A, above, shall be performed to determine if the fault is active, and if the fault is determined to be active, the procedures set forth in Section B, above, shall be followed. No structure designed for human occupancy shall be built on a fault scarp. Footing setbacks from a fault scarp shall meet the requirements of Chapter 29 of the Uniform Building Code. The Planning Commission may increase footing setback requirements where information from a geotechnical report indicates slope conditions warrant a greater setback distance.

**38-5 Disclosure Required.**

A. When a Natural Hazard Report shows that a hazard exists which affects a particular parcel, a copy of the Report shall be kept for public inspection in the Weber County Planning Commission Office. The Natural Hazard Report denoting the type and severity of the hazard, the professional who prepared the Report, the fact that the report is available to the public at the Weber County Planning Department, and any restrictions on the use of the parcel required within the Natural Hazards Report shall be recorded as a deed covenant running with the land, in the Office of the Weber County Recorder, in addition to the following:

- i. Notice that the parcel is located within a natural hazards special study area as shown on the natural hazards map;
- ii. Notice of the existence and availability of the natural hazards report for public inspection in the County Planning Commission Office.
- iii. An agreement by the owner of the parcel and any successor in interest to comply with any conditions set by the Planning Commission to minimize adverse effects of the natural hazard.
- iv. When a Natural Hazard Report is not required, but where the parcel is located within a mapped hazardous area, as shown on one of the Natural Hazards Overlay maps, notice that the parcel is located within such an area shall be recorded as a deed covenant running with the land in the Weber County Recorder's Office and shall be written in a form satisfactory to the Weber County Engineer and Attorney.
- v. The natural hazards ordinance codified in this Chapter and natural hazards maps represent only those hazardous areas known to the County, and shall not be construed to include all possible potential hazard areas. The Natural Hazards listed this chapter and associated maps may be amended as new information becomes available. The provisions of this chapter do not in any way assure or imply that areas outside its boundaries will be free from the possible adverse effects of natural hazards. This chapter shall not create liability on the part of the County, any officer or employee thereof for any damages from natural hazards that result from reliance on this chapter or any administrative requirement or decision lawfully made thereunder.

**38-6 Exemptions From Filling Natural Hazard Report.**

Proposed development not occupied by humans shall not be required to provide a Natural Hazard Report, except critical facilities which shall be required to provide a report.

**38-7 Costs to be the Responsibility of the Developer/Applicant.**

Any of the above described technical reports and/or studies shall be performed by the required qualified professional on behalf of Weber County through a third-party contract where all fees, costs and expenses are the responsibility of the applicant. Any other costs incurred in providing technical reports or testimony by expert witnesses shall be solely the responsibility of the applicant and not Weber County.

**38-8 Change of Use.**

No change in use which results in the conversion of a building or structure from one not used for human occupancy to one that is so used shall not be permitted unless the building or structure complies with the provisions of this chapter.

**38-9 Variances.**

**A. Ability to Grant.** The Weber County Board of Adjustment, when deciding appeals for variances of distance or area within the Natural Hazards Overlay Zone shall follow both the standards of Chapter 29 of the Weber County Zoning Ordinance and the standards stated below.

**B. Items to consider.** In deciding whether to grant a variance and what conditions to attach to its approval, the Board of Adjustment shall consider:

- i. The likelihood during a significant seismic or other geologic event that materials may be moved onto adjacent land areas causing injury to persons or property;

- ii. The degree of susceptibility to damage by seismic or other geologic activity for the building design or use proposed;
- iii. The importance of the services of the proposed facility to the community and the need for the facility to be functional following a significant event of geologic activity;
- iv. The necessity of the facility to be in the proposed location or proposed design,
- v. Considering alternate locations and designs available.
- vi. The ability of the community to provide emergency services to the facility in the event of a catastrophe;
- vii. The degree of benefit received from the variance relative to the hazards posed to the facility's neighbors, visitors, and owners.

**C. Presumption Relative to Approval.**

- i. Generally, the standards of this Chapter shall not be varied unless an equally safe method of use and construction can be approved.
- ii. The amount of variance approved shall be only the minimum amount required to provide relief.
- iii. A variance shall be granted only if it will not result in a threat to public safety, cause extraordinary public expense, or create a nuisance.
- iv. A variance shall be granted only if it will not result in a threat to public safety, cause extraordinary public expense, or create a nuisance.
- v. In a continuum beginning with hay barns and agricultural structures and going to high rise apartment buildings and auditoriums, the difficulty in obtaining a variance shall be greater for structures with a high percentage of time when the structure is utilized by humans or is occupied by a large number of people.

**38-10 Disputes - Boundaries or mapped hazard(s).**

The boundary lines of the special study areas shown on the Natural Hazards Overlay Maps shall be determined by use of the scale appearing on the map. Where there is a conflict between the boundary lines illustrated on the map and actual field conditions, or where detailed investigations show that the mapped hazard(s) are not present within a particular area, the dispute shall be settled as follows:

- A. The person disputing the hazard study area boundary or the mapped hazard(s) present within a particular area shall submit technical and geologic evidence to support such claim to the Planning Commission in the form of a site-specific natural hazards report.
- B. The Planning Commission may request the Utah Geological Survey, the U.S. Forest Service, and/or other experts to review the evidence prior to making a decision concerning the dispute.
- C. The cost of the review shall be paid by the person disputing the map.
- D. The Planning Commission may allow deviations from the mapped boundary line only if the evidence clearly and conclusively establishes that the natural hazard study area boundary location is incorrect, or that the mapped hazard(s) is (are) not present within a particular area.
- E. Any decision of the Planning Commission may be appealed to the Board of County Commissioners by filing an appeal within 15 days of the Planning Commission decision.